

# Minutes

## Clark County Rural Zoning Commission

Regular Meeting ~ 8:30 am.  
Wednesday, February 11, 2015

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

Mr. Ken Brust, Chairperson of the Clark County Rural Zoning Commission of Clark County Ohio, calls the meeting to order at 8:30 am.

Present: Mr. Ken Brust, Mr. Wayne Leis, Mr. Pete Lane, Mr. John Hays and Mr. Jon Hostasa

Absent: Mr. Bob Jurick

Chairperson Brust explains how the meeting will be held.

Mr. Jon Hostasa will be a full-voting member for this meeting.

Chairperson Brust asks if there are any comments regarding the minutes. Hearing none, he asks for a motion to approve the minutes.

### **RZC:2-03-2015: Minutes ~ December 10, 2014 ~ Regular Meeting**

Motion by Mr. Lane, seconded by Mr. Hays, to approve the minutes as presented.

**VOTE:**      **Yes:** Mr. Lane, Mr. Hays, Mr. Brust and Mr. Leis

**No:** None

**Abstain:** Mr. Hostasa

***Motion carried unanimously.***

**VOTE:**      ***Motion carried unanimously.***

The Minutes from January 14, 2015 could not be voted on due to lack of eligible voters.

### **ZA-2015-01: Zoning Text Amendment for Chapter 9, Section G, 1 b).**

Mr. Neimayer presented the proposed Zoning Text Amendment. Under the current zoning section, if the property is not on public water and sanitary sewer a zoning certificate requires a written sign off from the Health Department, or OEPA, that the project is not going to interfere with the property's well and or septic systems. In the past, Staff has assisted Applicants with this process by emailing the completed form to the Health Department along with a map of the project. The typical turn around was no more than a week. This system has worked very well the last several years. Effective January 1, 2015, the Health Department has put a fee on the Site Approval process and they will not accept the Application until the fee is paid. Therefore Staff cannot assist in that application process as done in the past.

# **Minutes**

## **Clark County Rural Zoning Commission**

Mr. Neimayer stated because Community Development does not want to delay the zoning application/review process we recommend that Section G, 1, b) #9 be deleted. Zoning Certificates that are issued will have a note at the bottom reminding the Applicant that they have to follow up with the Health Department (or OEPA as required). In addition, there is a second note reminding the Applicant to follow up with the county auditor for a Building Notice.

This zoning text amendment was presented to the County Planning Commission last week. The CPC has recommended on to the Rural Zoning Commission that this amendment be approved.

Mr. Neimayer asked if there were any questions from the Board.

Mr. Lane asked if number 9 was just being eliminated from the text.

Mr. Neimayer stated that is correct.

Mr. Brust asked if this is going to prevent slowing down the process.

Mr. Neimayer stated that that would be between the Applicant and the Health Department.

Mr. Leis asked if this has anything to do with new (house) construction.

Mr. Neimayer stated with new (house) construction the Applicant will have the Health Department approval before they come to Community Development. The actual location, design and approval of the septic/leach field system is necessary for locating where the house will be constructed. In addition, building code requires a sign off as far as how the house will be connected to water and sanitary sewer utilities.

Chairperson Brust asks if there are any further questions.

Mr. Hays stated that last month the Board approved deleting item # 9.

Mr. Neimayer stated that last month he brought this matter before the Board to initiate the Zoning Amendment process. That allowed Staff to set the Board's public hearing. Today is the formal process for the Board to forward its recommendation to the County Commissioners for their action. The County Commissioners will have their own public hearing and make the final decision.

# Minutes

## Clark County Rural Zoning Commission

### RZC: 2-04-2015: ZA-2015-01; Motion to Approve the Proposed Zoning Text Amendment

Motion by Mr. Leis, seconded by Mr. Hays to recommend **Approval** as presented.

**VOTE:**      **Yes:** Mr. Leis, Mr. Hays, Mr. Lane and Mr. Hostasa

**No:** None

***Motion carried unanimously.***

### Election of Officers for Rural Zoning Commission for 2015

#### RZC: 2-05-2015: Motion for the Election of Officers for 2015

Motion by Mr. Leis, seconded by Mr. Lane to elect Ken Brust as Chairperson and John Hays as Vice-Chairperson for 2015.

**VOTE:**      **Yes:** Mr. Leis, Mr. Lane, Mr. Hays, Mr. Brust, and Mr. Hostasa

**No:** None

***Motion carried unanimously.***

### Staff Comments

Mr. Neimayer states the next scheduled meeting is Wednesday, March 11, 2015.

### Adjournment

#### RZC: 2-06-2015: Adjournment

Motion by Mr. Hays, seconded by Mr. Leis, to adjourn.

**VOTE: Motion carried unanimously**

The meeting was adjourned at 8:46 am.

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Mr. Ken Brust, Chairperson

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Mr. Thomas A. Hale, Secretary